



BELL TOWER AT OLD TOWN SQUARE

30480 SW Boones Ferry Road | Wilsonville, OR 97070
LEASING OPPORTUNITY | FORMER GYM SPACE



\$150,662 HH INCOME IN 5-MILE RADIUS



63,616 POPULATION IN 5-MILE RADIUS



33,803 EMPLOYEES IN 5-MILE RADIUS



Melissa Martin
melissa@hsm Pacific.com
503.245.1400

4260 Galewood St., Suite B
Lake Oswego, OR 97035
www.hsm Pacific.com

FORMER GYM SPACE AVAILABLE 4,943 SF

Adjacent Tenant Mix Includes:



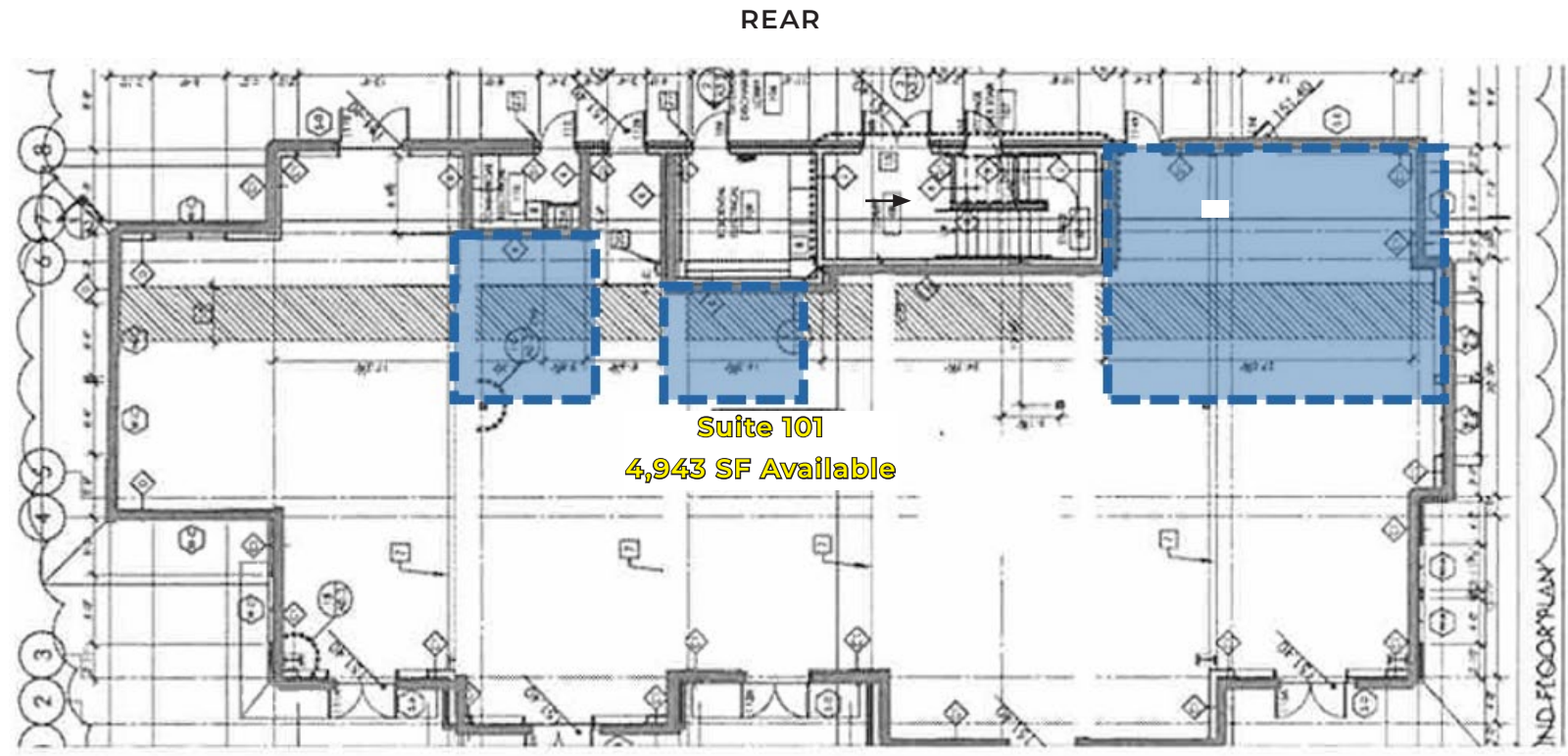
PROPERTY DETAILS

- **Available space** is located on the ground floor, attached to Belltower apartment complex
- Conveniently located **just off of Interstate 5** with easy access to the Fred Meyer anchored shopping center
- **High volume retail trade area** with over 140,000 VPD on adjacent I-5 and over 29,000 VPD on Wilsonville Road
- Strong surrounding mix of quality **local, regional and national retailers**
- **Close proximity** to I-205 interchange, local schools, employers, shops and restaurants, parks and trails

BELL TOWER AT OLD TOWN SQUARE

30480 SW Boones Ferry Road | Wilsonville, OR 97070

FLOOR PLAN - FORMER GYM SPACE



Contact for rates:

Melissa Martin
melissa@hsm Pacific.com
503.245.1400



WILSONVILLE BELL TOWER & OLD TOWN SQUARE

30480 SW Boones Ferry Road | Wilsonville, OR 97070

PROPERTY PHOTOS



Contact for rates:

Melissa Martin

melissa@hsmPacific.com



BELL TOWER AT OLD TOWN SQUARE

30480 SW Boones Ferry Road | Wilsonville, OR 97070

PROPERTY AERIAL VIEW - FORMER GYM SPACE



Contact for rates:

Melissa Martin
melissa@hsmpacific.com
503.245.1400



BELL TOWER AT OLD TOWN SQUARE

30480 SW Boones Ferry Road | Wilsonville, OR 97070

MARKET AERIAL VIEW - FORMER GYM SPACE



DEMOGRAPHIC SNAPSHOT



POPULATION
1 mile: 9,277
3 miles: 29,621
5 miles: 63,616



EMPLOYEES
1 mile: 6,585
3 miles: 20,748
5 miles: 33,803



AVG HH INCOME
1 mile: \$132,387
3 miles: \$137,539
5 miles: \$150,662

Source: ©Sites USA, Dec. 2025

Contact for rates:

Melissa Martin | 503.245.1400
melissa@hsmrpacific.com

